

\$262,000 - 60 Boyce Street, Red Deer

MLS® #A2132319

\$262,000

3 Bedroom, 2.00 Bathroom, 943 sqft

Residential on 0.09 Acres

Bower, Red Deer, Alberta

Welcome to a diamond in the rough—a half duplex with incredible potential and "great bones" just waiting for your personal touch to bring it back to life.

As you step through the front door, you'll immediately sense the solid foundation and well-built structure of this home. With its sturdy construction and timeless design, it's clear that this residence has stood the test of time and is ready to be transformed into the home of your dreams.

The main living area boasts spacious rooms and an open layout that provides endless possibilities for customization. Large windows flood the space with natural light, highlighting the potential for bright and airy living areas that invite you to relax and unwind.

While the kitchen may be in need of a modern makeover, it offers a functional layout and ample cabinet space, making it the perfect canvas for creating a stylish and efficient culinary workspace. With a little imagination and some thoughtful upgrades, you can transform this space into the heart of your home where family and friends can gather to create lasting memories.

The bedrooms offer comfortable retreats for rest and relaxation, with generous closet space. Whether you're dreaming of a serene master suite or a cozy guest room, there's plenty of potential to turn these spaces into havens of comfort and tranquility.

The basement offers a second kitchen, a second bathroom, a second laundry room,



new furnace and HWT.

Outside, the property features a private yard where you can enjoy the beauty of the outdoors and create your own oasis for outdoor entertaining and relaxation. With some landscaping updates and a little TLC, this outdoor space has the potential to become a true extension of your living area—a place where you can unwind after a long day and reconnect with nature.

Located in a desirable neighborhood close to amenities and attractions, this half duplex offers the perfect opportunity to create the home you've always envisioned. With its solid foundation, spacious layout, and endless potential for customization, this residence is just waiting for you to roll up your sleeves and turn it into the perfect place to call home.

Built in 1979

Essential Information

MLS® #	A2132319
Price	\$262,000
Sold Price	\$262,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	943
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	60 Boyce Street
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Subdivision	Bower
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 1L3

Amenities

Parking Spaces	2
Parking	Driveway, Off Street

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Cedar, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 30th, 2024
Days on Market	15
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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